083.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,300 / 739,300
					USE VALUE:	739,300 / 739,300
					ASSESSED:	739,300 / 739,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IANNELLI JOHN J/TR OF THE
Owner 2:	JOHN J IANELLI REAL ESTATE TR
Owner 3:	
Street 1:	61 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IANNELLI JOHN J & AMELIA J -
Owner 2:	-
Street 1:	61 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,062 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 2056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6062.000	313,700	4,300	421,300	739,300
Total Card	0.139	313,700	4,300	421,300	739,300
Total Parcel	0.139	313,700	4,300	421,300	739,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.58 | /Parcel: 359.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52720
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,600	4300	6,062.	421,300	739,200	739,200	Year End Roll	12/18/2019
2019	101	FV	248,200	4300	6,062.	415,300	667,800	667,800	Year End Roll	1/3/2019
2018	101	FV	256,700	4300	6,062.	319,000	580,000	580,000	Year End Roll	12/20/2017
2017	101	FV	256,700	4300	6,062.	300,900	561,900	561,900	Year End Roll	1/3/2017
2016	101	FV	256,700	4300	6,062.	276,900	537,900	537,900	Year End	1/4/2016
2015	101	FV	241,800	4300	6,062.	258,800	504,900	504,900	Year End Roll	12/11/2014
2014	101	FV	241,800	4300	6,062.	238,300	484,400	484,400	Year End Roll	12/16/2013
2013	101	FV	241,800	4300	6,062.	238,300	484,400	484,400		12/13/2012

!6841!

PRINT

Date	Time
12/10/20	21:32:55

LAST REV

Date	Time
09/26/18	11:47:54
apro	
6841	

USER DEFINED

Prior Id # 1:	52720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IANNELLI JOHN J	65103-258		3/24/2015	Convenience	1	No	No		
	12102-619		11/2/1971		27,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	PH	Patrick H
9/4/2018	Missed Appt.	CC	Chris C
8/10/2018	MEAS&NOTICE	BS	Barbara S
11/26/2008	Meas/Inspect	189	PATRIOT
1/13/2000	Meas/Inspect	163	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6062		Sq. Ft.	Site		0	70.	0.99	6									421,302						421,300	

Total AC/HA:	0.13916	Total SF/SM:	6062	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	421,302	Spl Credit		Total:	421,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16070032
Const Adj.:	1.01039886
Adj $ / SQ:	146.596
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426177
Depreciation:	112511
Depreciated Total:	313666

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

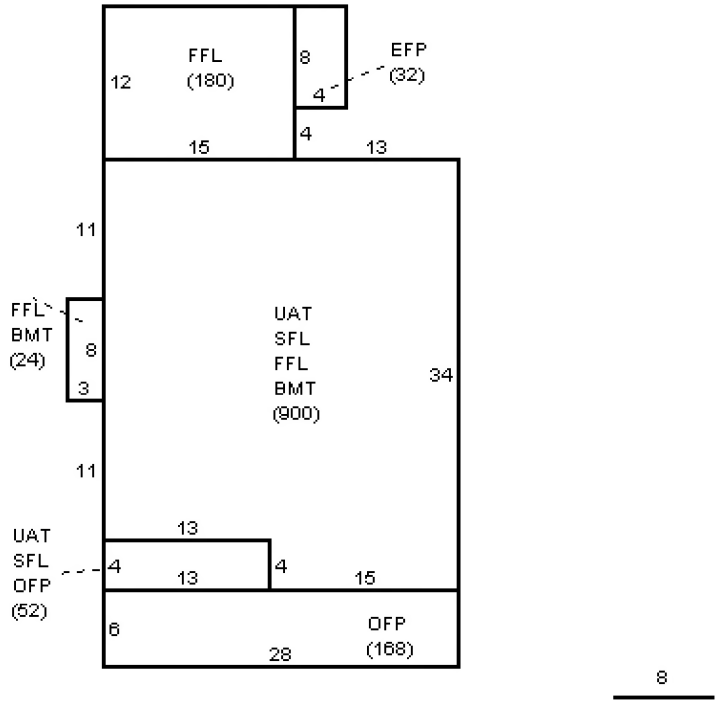
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.60
Special Features:	0	Val/Su Net:	90.40
Final Total:	313700	Val/Su SzAd	152.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,104	146.600	161,842
SFL	Second Floor	952	146.600	139,560
BMT	Basement	924	43.980	40,636
UAT	Upper Attic	238	58.640	13,956
OFP	Open Porch	220	24.250	5,335
EFP	Enclos Porch	32	73.350	2,347

	Net Sketched Area:	3,470		Total:	363,676
Size Ad	2056	Gross Are	4184	FinArea	2056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	F	AV	1914	19.73	T	40	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc